

# SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTIONS

THOMAS SPRINGS ROAD

S 58°42'48" W 76.04'

N 72°32'24" E 449.67'



## LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR SET
- SPINDLE FOUND
- RECORDED DATA
- POWER POLE
- OVERHEAD UTILITIES
- CONTROL MONUMENT
- RIGHT OF WAY
- PLACE OF BEGINNING
- ROW
- P.O.B.

TRACT A  
3.036 ACRES

TRACT B  
2.00 ACRES

STEVE MONREAL  
VOL. 13123 PG. 1747

SETTLE J. PETRUCCI  
V.02246, P.105  
1.05 ACRES

CASPER DITTMAR  
V.03586, P.2208  
2.00 ACRES

HENRY E. DURAN  
V.03586, P.2208  
2.00 ACRES

POB TRACT A

263.75'

S 68°43'58" W 443.05'

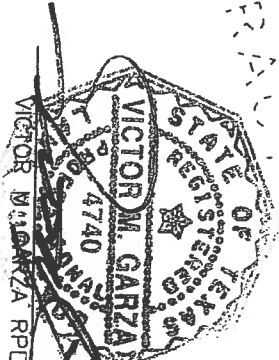
179.30'

POB TRACT B

LOT 4

ROCKWOOD ADDITION

V.03586, P.2208  
2.00 ACRES



DATE

B&G Surveying, Inc.

Dewey H. Burris & Associates

Surveyed by: B&G Surveying, Inc.

JOB No. B0603310\_TA

1404 West North Loop Blvd.  
Austin, Texas 78756  
Office 512-458-6969  
Fax 512-458-9845

TRACT A:  
BEING 3.036 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY No. 611 ABS No. 335 IN TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT B:  
BEING 2.000 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY No. 611 ABS No. 335 IN TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "A"

FIELD NOTES DESCRIBING 3.036 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY NO. 611 ABS NO. 335 AND BEING THAT PROEPRTY CONVEYED TO STEVE MONREAL IN A WARRANTY DEED RECORDED, IN VOLUME 13123, PAGE 1747 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a iron pipe found in the north line of the Henry E. Duran tract recorded in Volume 4356, Page 2288 of the Deed Records of said county, same being the southeast corner of the Bette J. Petrucci tract recorded in Volume 12248, Page 115 of the Real Property Records of said county for the southwest corner hereof;

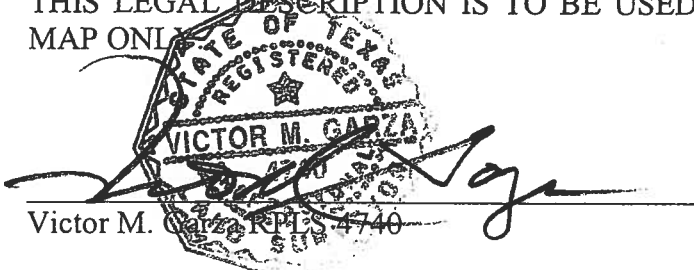
THENCE along the east line of the Petrucci tract and the east line of Lot 1, Block A, Circle Drive Subdivision recorded in Volume 87, Page 139 B of the Plat Records of said county N 31° 09' 56" W at 204.35 feet passing the northeast corner of the Petrucci tract in all a total distance of 517.57 feet to a capped iron rod set in the south right of way line of Thomas Springs Road for the northwest corner hereof;

THENCE along the south right of way line of Thomas Springs Road and the north line of the herein described tract N 72° 32' 24" E, 263.87 feet to a capped iron rod set for the northeast corner hereof;

THENCE through said Monreal tract S 31° 07' 03" E, 499.44 feet to a capped iron rod set in the north line of the Thomas W. Rose II tract recorded in Volume 4530, Page 328 of the Deed Records of said county for the southwest corner hereof from which an iron pipe found at the southeast corner of the Monreal tract bears N 68° 43' 58" E, 179.30 feet;

THENCE along the north line of the Rose tract and the south line of the Monreal tract, S 68° 43' 58" W (Bearing Basis) 263.75 feet to the **Place of Beginning** and containing 3.036 acres of land more or less.

THIS LEGAL DESCRIPTION IS TO BE USED WITH THE ATTACHED SURVEY MAP ONLY

  
Victor M. Garza

7/20/10  
Date

B & G Surveying, Inc.  
1404 W. North Loop Blvd.  
Austin, Texas 78756  
Phone: (512) 458-6969  
Fax: (512) 458-1129

B0603310\_A

SCANNED

EXHIBIT "B"

FIELD NOTES DESCRIBING 2.00 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY NO. 611 ABS NO. 335 AND BEING THAT PROEPRTY CONVEYED TO STEVE MONREAL IN A WARRANTY DEED RECORDED, IN VOLUME 13123, PAGE 1747 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at the northwest corner of Lot 4 of Rockwood Addition, a subdivision in Travis County, TX recorded in Volume 18, Page 7 of the Plat Records of said county same being the northeast corner of the Thomas W. Rose II tract recorded in Volume 4530, Page 328 of the Deed Records of the said county, same being the southwest corner of the James O. Moore tract recorded in Volume 12967, Page 185 of the Real Property Records of said county for the southeast corner hereof;

THENCE along the north line of the Rose tract and the south line of the Monreal tract S 68° 43' 58" W, (Bearing Basis) 179.30 feet to a capped iron rod set for the southwest corner hereof from which an iron pipe found at the southwest corner of the Monreal tract bears S 68° 43' 58" W, 263.75 feet;

THENCE through said Monreal tract N 31° 07' 03 " W, 499.44 feet to a capped iron rod set in the south right of way line of Thomas Springs Road for the northwest corner hereof;

THENCE along the south right of way line of Thomas Springs Road and the north line of the Monreal tract N 72° 32' 21" W, 181.80 feet to a capped iron rod set for the northeast corner hereof same being the northwest corner of the Moore tract ;

THENCE along the west line of the Moore tract and the east line of the Monreal tract S 31° 07' 03" E, 487.19 feet to the **Place of Beginning** and containing 2.00 acre of land.

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7/20/10  
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